



12 Whalebone Wood Road

PEASE POTTAGE | WEST SUSSEX | RH11 9GE

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Situation

A substantial, double fronted detached house benefiting from sizeable well-appointed rooms, beautifully landscaped gardens and a detached double garage

Pease Pottage is situated on the southern periphery of Crawley and is renowned for its easy access to major transport links the A23, M23 and M25. The village has a range of amenities including a village shop, public house and florist. Three Bridges mainline train station is situated approximately 3.8 miles away and provides regular mainline rail services to London, Brighton and Gatwick (Victoria in approximately 45 minutes). Crawley is a short drive away and has an established shopping mall, multiplex cinema and sporting facilities. There are a selection of both private and state schools locally including Broadfield Primary Academy and Handcross Park. The city of Brighton and Hove is approximately 20 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

The property amassing to approximately 2,596 sq ft (inc garage) is situated at the end of a quiet road looking out over neighbouring woodland. Built in 2015 by 'Redrow' the property still has the remainder of its build guarantee. The ground floor has 3 sizeable reception rooms including a kitchen/dining/family room that runs the full length of the rear of the property and has bi-fold doors out onto the beautifully landscaped rear gardens. There is also the benefit of a cloakroom/w.c. and utility room. A clear feature of the first floor is the master bedroom with walk through dressing rooms and a large en-suite shower room. There is a family bathroom and 4 further bedrooms, one with an en-suite shower room. The split level rear gardens have been professionally landscaped to a modern style incorporating raised rendered beds, outside lighting and comprise a large raised terrace, areas of lawn and a fenced astro turf section. There is also the benefit of a detached double garage.



Overview

Kitchen

- » Shaker style wall and base units
- » Granite worksurface surfaces
- » 6 ring 'AEG' gas hob with extractor fan over
- » Split level twin 'AEG' electric ovens
- » Fitted 'AEG' dishwasher
- » Fitted 'AEG' microwave
- » Fitted 'AEG' fridge
- » Fitted 'AEG' Freezer

Bathrooms

- » Fully fitted family bathroom with panelled bath and tiled shower cubicle
- » 2 fully fitted En-Suite shower rooms, one with a large walk in shower and the other having a tiled shower cubicle

Specification

- » Master bedroom with walk through dressing room and sizeable en-suite shower room
- » Beautifully landscaped gardens
- » Detached double garage

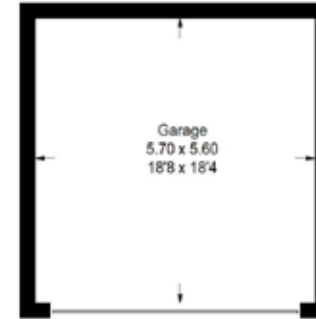
External

The property is approached over a paved path flanked on both sides by lawn. There is access to the double detached garage and side access to the rear garden is via a timber gate. The rear gardens have been professionally landscaped and comprise areas of terrace with steps down to an area of lawn with well stocked raised plant beds and borders. To one side of the property is a fenced area of astro turf. There is also the benefit of outside lighting and power and 2 timber garden sheds.



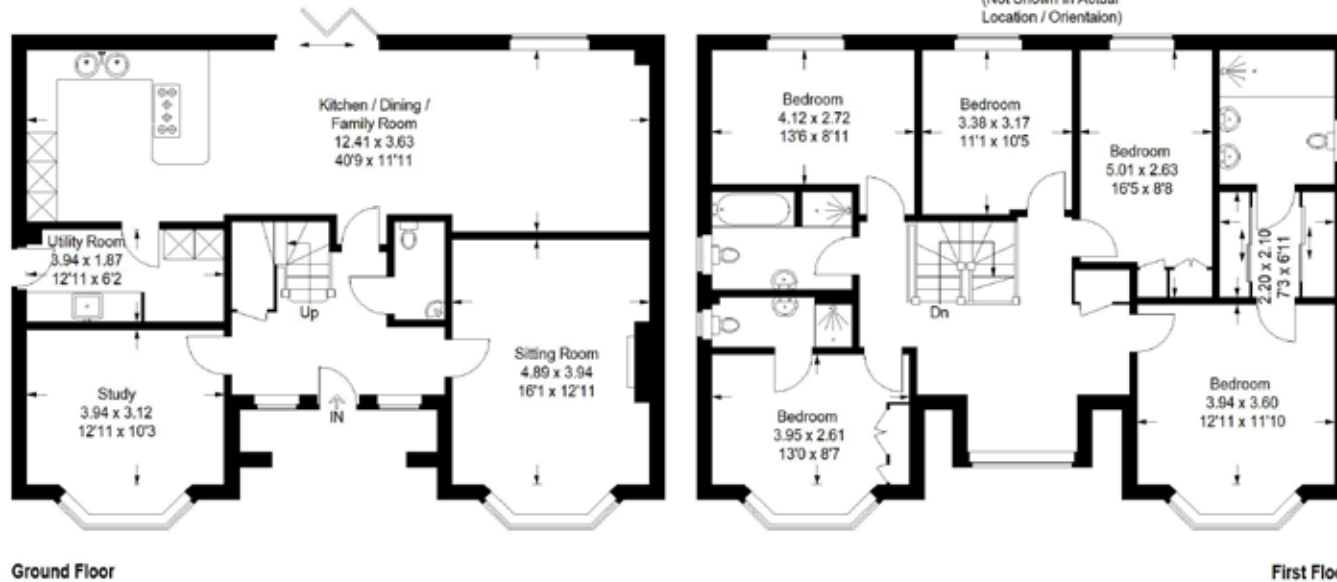
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Approximate Gross Internal Area = 208.5 sq m / 2244 sq ft
Garage = 32.7 sq m / 352 sq ft
Total = 241.2 sq m / 2596 sq ft



Garage

(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor. Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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